Fighting crime, protecting people

Greater Manchester POLICE

PLANNING
28 JAN 2008

CRIME IMPACT STATEMENT

Lees Road Development,
Manchester



PREPARED BY

G.M.P.
ARCHITECTURAL LIAISON UNIT

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PURPOSE OF A CRIME IMPACT STATEMENT

Crime prevention is a material consideration in the planning process. *'PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'* (Para. 87, Page 15, DCLG Circular 01/2006 – Guidance on Changes to the Development Control System).

A Crime Impact Statement (CIS) clearly demonstrates that the applicant has considered the effect that their proposal may have on the locality.

A CIS should:

- Be produced by a competent individual/organisation independent of the design process.
- Highlight crime and disorder issues in the vicinity of the development.
- Assess the development in terms of its likely effect on crime and disorder in the area.
- Identify design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime (under three headings):
    - Design, layout and spatial relationships;
    - Management and maintenance; and
    - Target hardening.

A CIS will:

- Help an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allow Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Help to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

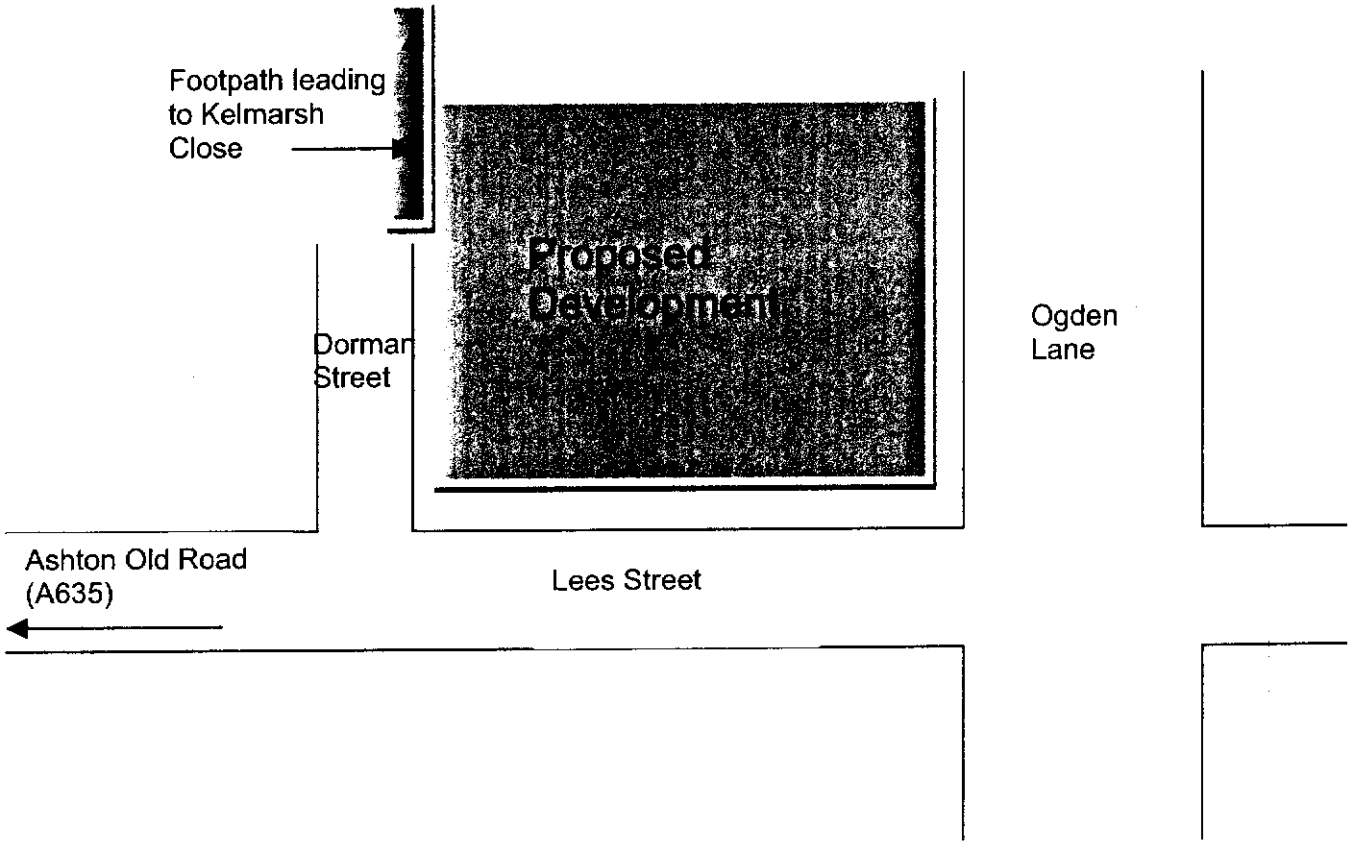
Ideally, analysis of the crime issues should be taken at the earliest opportunity and certainly prior to detailed design. This will ensure that the planning application reflects the issues identified in the CIS.

PART A – CRIME IMPACT ASSESSMENT

Location:	Lees Street Openshaw
Proposal:	Erection of 12 x Dwelling Houses with incurtilage parking
Client:	DEP Architects
Reference:	0608/2007
Date:	28th January 2008
Version:	1

GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

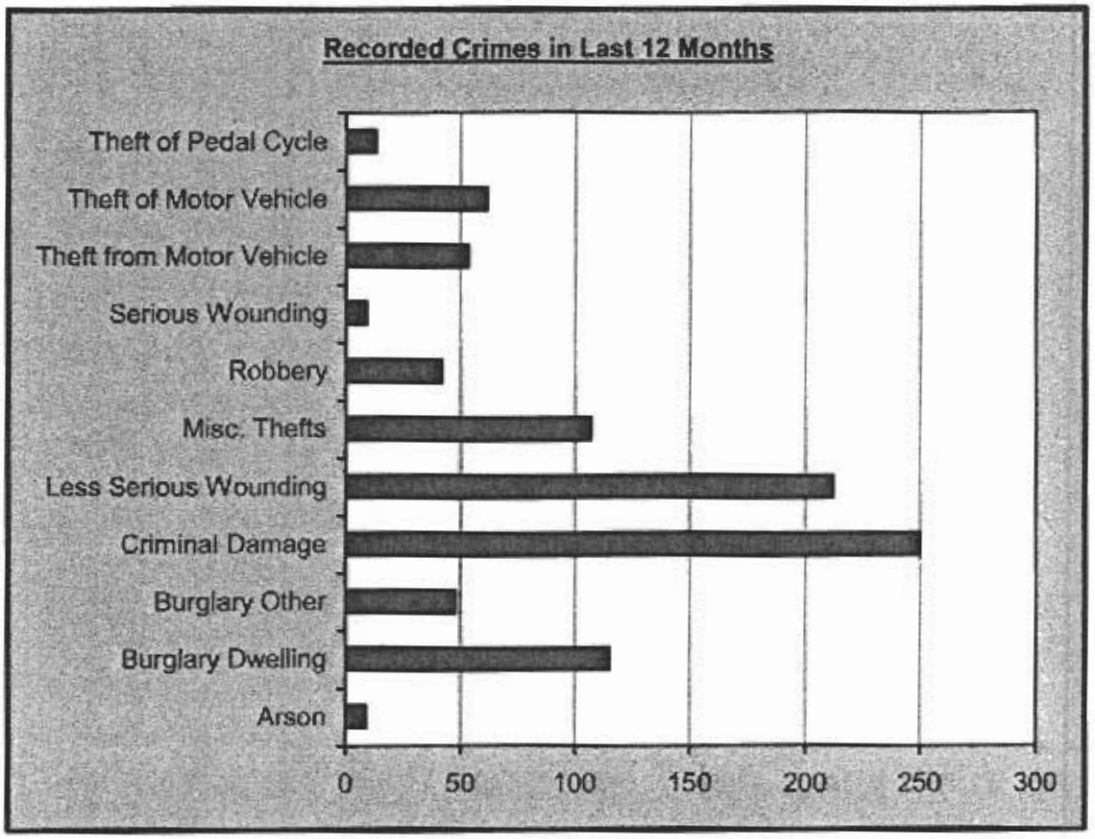
The site is occupied by a vacant children's nursery building. Dorman Street bounds the site to the North; to the Southern boundary of the site there is Ogden Lane, and to the West there is Lees Street.
Lees Street can also be accessed from the Ashton Old Road (A635), which is a major arterial route into Manchester town centre approximately 3 miles away.



CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 16th January 2007 and 16th January 2008 in a grid area centred on the site, measuring approximately 1 sq km.



Major crimes on this site are against vehicles both theft of and from, people and property including miscellaneous theft and burglary.
In this area there are on average there are 1 theft from a motor vehicle, 2 act of burglary dwelling, and 4 acts of criminal damage per week.

Vulnerable Localities Index (VLI)

The scoring of the VLI draws together 6 areas of data which have an impact on crime – burglary; criminal damage; income deprivation; employment deprivation; educational attainment; and percentage of young people in the area. The VLI can be

. calculated for each Census Output Area (CAO) and then be compared against the average VLI score for each Local Authority and Greater Manchester as a whole.

The VLI for the area on which the site is situated is band 2 (100-150), which is above average for the Manchester area.

PROPOSED BUILDING TYPE/USE

The proposed development is for the erection of 12 dwellings with incurtilage parking. The road layout is a typical cul-de-sac arrangement, with all houses having there own front and rear gardens. The development is accessed via Dorman Street.

General Risk Assessment

The typical security issues for a development of this nature are:

1. Acts of criminal damage during the construction period
2. Burglary of dwelling
3. Criminal damage of property
4. Robbery and attacks on members of the public
5. Parked cars
    - Theft of cars
    - Theft of contents and components from cars
    - Damage to cars

Site Specific Risk Assessment

There is a footpath that runs that adjoins Dorman Street to Kelmarsh Close. Whilst conducting a site visit I observed that some of the houses surrounding this footpath have had to take further security measures to ensure the safety of their homes.



Dorman Street entrance to footpath

The houses on this development, particularly Plot 12 are extremely vulnerable due to the close proximity of this footpath. Given the supporting crime statistics; boundary treatments must be specifically addressed.

Particular attention should be given to perimeter treatments along the footpath boundary, and be extremely robust.



Kelmarsh Close entrance to footpath

Construction Site Risk Assessment

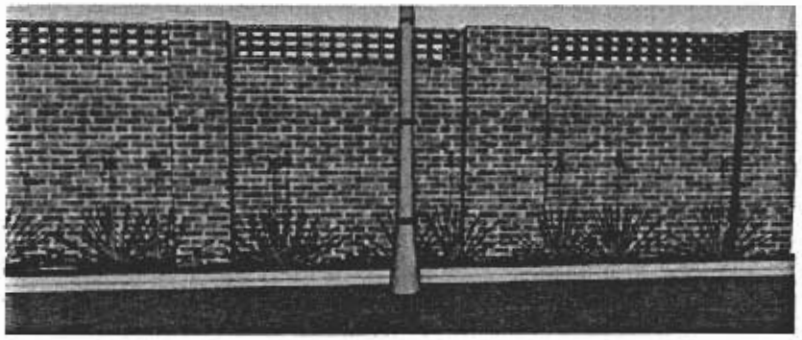
Careful consideration should be given to securing the site during construction, to prevent unauthorized access and theft of equipment. For more information, please contact the local Crime Reduction Adviser (details below):

Name of local CRA/s: Mr Denis Brogan
Contact Telephone No/s: 0161 856 3560

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

1. The footpath that adjoins Dorman Street to Kelmarsh Close as previously mentioned is a concern. As burglary is a problem in this area the rear boundaries to the houses must be secure. I would prefer to see a robust wall with a heavy-duty trellis topping. If it were at all possible I would prefer to see this boundary set back 600-900 mm to allow some defensible planting along this boundary. An anti graffiti treatment can also be applied to the wall.



If a wall is not possible the boundary should have fences that are made up of heavy-duty close-boarded panels on both sides of the fence in order that a ladder effect is not created.

2. All front gardens must be fenced to a height of at least 1100mm with walls, railings, fences or a combination of these. They must include gates and they must separate each garden.
3. Rear gardens are private spaces for each dwelling. Fences to rear gardens must be at least 1800mm high and where they adjoin public space, such as the rear gardens to plots 1-6 and plot 9 they must be at least 2100mm high. If you require an open type of fence to plots 1-6 then they can be visually permeable above 900mm. This may be vertical slats or stout trellis. The car parking there must be behind gates of the same height that are lockable from both sides.
4. Side fences between gardens must be at least 1500mm high.
5. There must be no free access between front and rear gardens. These fences and gates must be at least 1800mm high.

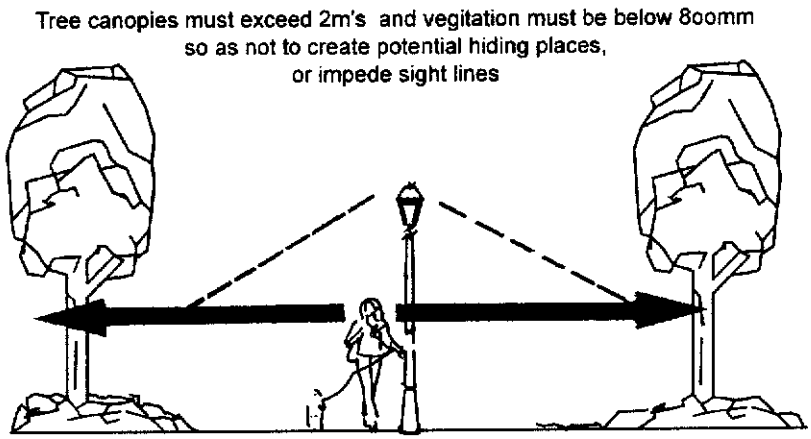
Target Hardening & Secured By Design (SBD)

1. The rear of the dwellings should have pedestrian gates for the use of residents only. The gates should have the lock a minimum of 400mm down from the top of the gate, and should incorporate a padlock bolt. All glazing at ground floor level must incorporate laminated glass minimum 6.4mm thick.
2. All windows at ground level must be certified to BS 7950 or made by a competent manufacturer with ISO 9001. Ironmongery should be from a Secured by Design supplier.
3. Front doors, rear doors and French doors must be certified to BS PAS 024. French doors should be from a registered Secured by Design supplier.
4. If multi point locking is used on front entrance doors you should note that you will require a split spindle in the lock so that the lever does not open the front door and the only way to open the front door is with a key.
5. All glazing at ground floor level or easily accessible upper levels should be laminated to a minimum thickness of 7.5mm (on at least one pane in a double-glazed unit).
6. There should be a dedicated fuse spur (to comply with BS 4737 or BS 6799) to each house so that the resident can install an intruder alarm.
7. Utility cupboards should be located externally on the front of the properties.
8. Lighting should be provided to the front and rear of the properties, operated by photoelectric cell from dusk to dawn.

General landscaping advice

1. Proposals should incorporate good, consistent and well-designed lighting throughout the development to enhance natural surveillance at night. Lighting should be provided within the site to an adequate and uniform level (as defined within BS 5489) so as not to allow any areas of pooling/shadowing this should be to minimum of 10 lux and an average of 30.
2. Any vegetation proposed at the site should be kept to a maximum height of 800mm and any foliage to trees should be at a height exceeding 2000mm, so as not to create potential hiding places for would-be criminals to exploit or impede natural surveillance.

   As shown in the example below



3. Avoid plants with growth characteristics that may provide hiding places or hinder surveillance.
4. Avoid planting that may provide access across fencing.
5. Ensure hard landscaping features (coping stones, pavers etc. and external furniture) are securely fixed and cannot be used for criminal purposes.

Conclusions

This scheme is consistent with the current principles and standards of SBD. Subject to the points above being included in the scheme, should the applicant apply in the future for SBD accreditation, it should achieve it.

Please see the Secured by Design website for an application form to apply for the Secured by Design accreditation.

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for the Architectural Liaison Unit to reassess the comments made above.

Signed S Walker

Susan Walker
Architectural Liaison Officer

APPENDIX – GLOSSARY OF CRIME TYPES (Source: Home Office)

Arson

Deliberately destroying or damaging property, by fire.

Burglary in a Dwelling

Burglary in a dwelling
Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a dwelling
Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Burglary in a Building other than a Dwelling

Burglary in a building other than in a dwelling
Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a building other than a dwelling
Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.

Criminal Damage

Criminal damage to a dwelling
Deliberately, or recklessly, destroying or damaging somebody else's home.

Racially or religiously aggravated criminal damage to a dwelling
Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

Criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

Racially or religiously aggravated criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

Criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

Racially or religiously aggravated criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

Other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

Racially or religiously aggravated other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

Threat or possession with intent to commit criminal damage

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

Less Serious Wounding

Less serious wounding (including any minor injury)

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.